

**MINUTES OF THE PLAN COMMISSION FOR THE CITY OF CUDAHY, WI  
HELD AT THE MUNICIPAL BUILDING ON  
March 9, 2010**

**PUBLIC HEARING**

**CALL TO ORDER**

Meeting was called to order at 7:00 PM by Mayor Ryan McCue.

**OPENING STATEMENT**

Prior to the meeting, notice was given to the community and posted in the appropriate places. Notice was also given to the news media that requested it, namely the Milwaukee Journal-Sentinel and MyCommunityNow.com.

**ROLL CALL**

The following members of the Plan Commission were present for roll call: Mayor Ryan McCue, Alderman Jason Litkowiec, and Jim Zsebe and Mike Coulthurst and Mike Nelson and Harry Savagian. Also present was Building Inspector Butch Loferski.

**PUBLIC HEARING**

1. Public Hearing regarding a request for "Conditional Use Permit" as provided for in Cudahy Municipal Code Section #17.0317C(29) Two family and Multi-Family Residential at 6070-72 S. Packard Ave. There was a request for anyone wishing to speak, there were 3 calls. Motion to close by Alderman Litkowiec, seconded by Commissioner Savagian. All in favor.
2. Public Hearing regarding a request for "Conditional Use Permit" as provided for in Cudahy Municipal Code Section 17.0316C.(14), Second hand/Thrift Store at 5222 S. Packard Ave. There was a request for anyone wishing to speak, there were 3 calls. Motion to close by Commissioner Nelson, seconded by Alderman Litkowiec. All in favor.

**PLAN COMMISSION**

**MINUTES FROM PREVIOUS MEETING**

Motion made by Commissioner Nelson and seconded by Alderman Litkowiec to approve the minutes from February 9, 2010. Motion approved by all.

Agenda from Meeting

**OLD BUSINESS:**

1. **Discussion and appropriate action regarding PUD request for Used Motor Vehicle Sales at 1995 E Norse Ave.**

John Tebz explained their use idea. Commissioner Coulthurst suggested that the used vehicle sales as an ancillary to use. Motion by Nelson limited to this tenant. No display, banners, signage, accessible vehicle only and the use is ancillary to current use. Failure to

abide by stipulations, Plan Commission can revoke use/approval. Seconded by Commissioner Savagian. All in favor. 6-0

2. **Discussion and appropriate action regarding Certified Survey Map at 6101 S Pennsylvania Ave.** Held over, motion made by Commissioner Savagian, seconded by Commissioner Nelson. All in favor 6-0
3. **Discussion and appropriate action regarding a Master Sign Plan Approval at 5656 S. Packard Ave.** Richard Reagan presented his master sign plan with 2 examples. Commissioner Nelson motion to approve Pylon 1 only, background black with 10 equal tenant signs, 18' tall is OK. Seconded by Alderman Litkowiec. All in favor. (Approval did not include master sign plan.)

#### **NEW BUSINESS:**

1. **Discussion and appropriate action regarding a request for a “Conditional Use Permit” as provided for in Cudahy Municipal Code Section 17.0317C(29), two Family and Multi Family at 6070-72 S Packard Ave.** Inspector Loferski gave an explanation for discussion. Motion to approve by Commissioner Zsebe, seconded by Alderman Litkowiec. All in favor 6-0
2. **Discussion and appropriate action regarding a request for “Conditional Use Permit” as provided for Cudahy Municipal Code Section 17.0316C.(14), Second Hand/Thrift Store at 5222 S. Packard Ave.** Withdrawn, no action taken.
3. **Discussion and appropriate action regarding request for an addition at 3633 E. Martin Ave.** Motion to hold over made by Commissioner Savagian, seconded by Alderman Litkowiec. Owner will be summoned for questions. All in favor 6-0
4. **Discussion and appropriate action regarding St Nikola Church sign, 3802 E. Squire Ave.** Discussion regarding church sign. Motion to approve by Commissioner Savagian and seconded by Commissioner Zsebe. All in favor 6-0
5. **Discussion and appropriate action regarding Banner Extension request for CJ’s Station, 3506 E. Layton Ave.** Curt Frahm explained his reasons for the extension. Motion for approval to allow extension till May 1<sup>st</sup> made by Commissioner Nelson, seconded by Alderman Litkowiec. Inspector Loferski pointed out that the permit was issued in mid-January and to do this is contrary to what the code allows (4-15 day periods combined annually). All in favor 6-0
6. **Discussion and appropriate action regarding site changes for Scrub A Dub at 5506 S. Packard Ave.** Scrub A Dub representative presented changes. Commissioner Nelson questioned the traffic patterns, Commissioner Zsebe questioned weather 1 curb cut might be eliminated. Motion to approve by Commissioner Savagian, seconded by Commissioner Nelson. All in favor 6-0.
7. **Discussion and appropriate action regarding Certified Survey map at 5117 and 5043 S. Packard Ave.** Fred, from Fred’s Auto Sales explained has reason for wanting the

C.S.M. moved. Motion to approve pending Tech corrections approved by the Engineering Department . Commissioner Coulthurst expressed concerns for the legal description pending. Motion to approve made by Commissioner Coulthurst, seconded by Commissioner Nelson 5-1 in favor, Commissioner Savagian voted no.

**8. Discussion and appropriate action regarding S.O.B. overlay on S. Pennsylvania Ave.**

Inspector Loferski presented a map depicting the boundary changes of the overlay to be limited to parcels 629-9994-005, 629-9994-002, and 629-9994-006. Motion to approve by Commissioner Nelson, seconded Commissioner Savagian. All in favor 6-0.

**Adjourn**

Motion to adjourn by Commissioner Savagian, seconded by Alderman Litkowiec at 8:20 pm.

All in Favor

